

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION
APRIL 4, 2006**

The regular session of the Auburn City Planning Commission was called to order on April 4, 2006 at 6:03 p.m. by Chairman Thompson in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Merz, Smith, Chrm. Thompson

COMMISSIONERS ABSENT: Kosla

STAFF PRESENT: Will Wong, Community Development Director;
Steve Geiger, Associate Planner; Sue Fraizer,
Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: PLEDGE OF ALLEGIANCE

ITEM III: APPROVAL OF MINUTES

The minutes of the March 7, 2006 meeting were approved as submitted.

ITEM IV: PUBLIC COMMENT

None.

ITEM V: PUBLIC HEARING ITEMS

- A. Variance – 11080 Sunrise Ridge Circle (Gary Hughes – File VA 05-7.** The variance request is to allow a boat cover attached to the residence at 11080 Sunrise Ridge Circle to be constructed with a minimum side yard setback of 26’-2”).

Planner Geiger gave the staff report. The applicant is currently storing his boat on the side of his house. Approval of the variance would allow him to build a boat cover over this area, attached to his residence. Staff is in support of this variance request and recommends approval, subject to the conditions listed in the Staff Report.

Comm. Merz asked why there was a difference between the setback for a patio cover and a boat cover.

Planner Geiger stated that with either one the applicant must come before the Commission because he is proposing a setback of less than three feet. Staff considers a boat cover to be the same as a patio cover when considering setbacks.

Comm. Smith asked if the roof is to be the same material as the residence roof.

Planner Geiger replied that the applicant has indicated it is going to be as close as possible to the type of tile that is on the residence roof.

The meeting was opened for public comment.

The applicant had no comments. There was no public comment.

Comm. Merz **MOVED** to:

- A. Find the project Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15303 (New Construction or Conversion of Small Structures) and Section 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines.
- B. Adopt the following findings of fact for the Hughes Variance at 11080 Sunrise Ridge Circle (File #VA 05-7):
 - 1. The granting of the variance will not be inconsistent with the limitations upon other properties in the vicinity and district in which the property is situated; and
 - 2. That, because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter is found to deprive the subject property of privileges enjoyed by other properties in the vicinity in the same district.

- C. Approve the Hughes Variance at 11080 Sunrise Ridge Circle (File VA 05-7) subject to the conditions of approval listed in the Staff Report.

Chrm. Thompson **SECONDED.**

AYES: Merz, Smith, Chrm. Thompson
NOES: None
ABSENT: Kosla
ABSTAIN: None.

The motion was approved.

ITEM VI: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. The Apex Honda sign appeal will take place at the City Council meeting on April 24, 2006.
B. There will be a Planning Commission meeting on April 18, 2006.
C. None.

ITEM VII: PLANNING COMMISSION REPORTS

None.

ITEM VIII: FUTURE PLANNING COMMISSION AGENDA ITEMS

- A. Community Development Director, Will Wong stated that when a 5th Commissioner is seated on the Commission, Staff will bring back the “priority list” of long range projects for the Commission to consider.
B. Chrm. Thompson will not be attending the meeting on May 2, 2006.

ITEM IX: ADJOURNMENT

The meeting was adjourned at 6:17 p.m.

Respectfully submitted,

Susan Fraizer

